

<b>BLAENAU GWENT COUNTY BOROUGH COUNCIL</b>	
<b>Report to</b>	<b>The Chair and Members of Planning</b>
<b>Report Subject</b>	<b>Planning Appeal Update: 4 Gwastod Farm, Cwmtillery, Abertillery, NP13 1NS</b>
<b>Report Author</b>	<b>Sophie Godfrey</b>
<b>Directorate</b>	<b>Regeneration and Community Services</b>
<b>Date of meeting</b>	<b>10 July 2024</b>

<b>1. Purpose of Report</b>	
1.1	To advise Members of the decision of the Planning Environment and Decisions Wales (PEDW) in respect of a planning appeal against the refusal of planning permission (Ref: C/2024/0012). The development was for the retention of storage shed with solar panels.
1.2	The application was refused by delegated powers on 13 <sup>th</sup> February 2024.
<b>2.0 Scope of the Report</b>	
2.1	The application was refused on the grounds that by virtue of its scale, location and elevated position relative to the road, the shed was considered to be an unduly dominant feature that would have an adverse visual impact upon the street scene. Furthermore, the siting of the shed forward of the principal elevation would result in a development that is incongruous and uncharacteristic of the surrounding area contrary to policies.
2.2	The site comprises a two storey detached dwelling located within Abertillery. It benefits from a front and rear garden and a driveway/parking to the front/west. The topography is such that the land rises from west to east.

2.3 The Inspector noted that the main issue is the effect of the development on the character and appearance of the area.

2.4 The Inspector highlighted that whilst there are other outbuildings at the appeal site and neighbouring dwelling that are located forward of the building line and form existing features of the streetscape, these are set behind a turning head, and whilst substantially elevated, they are also close to and viewed in the context of the higher dwellings behind and are therefore subservient in the wider view from the street. In contrast, the appeal shed is forward of, and separated from the appeal dwelling by its access and parking area. Owing to its forward position and height, it is an incongruous feature which is prominent in the uphill view into this part of the street. Given its height and elevated position, rising substantially above retaining walls, it is not a subservient feature in closer range views. Owing to its scale, exacerbated by its proximity to the road, the shed is harmfully over dominant in relation to the existing and surrounding properties, when viewed near the turning head.

2.5 The Inspector noted that whilst they have taken into account the appellant's personal requirements for the shed and that its position takes advantage of solar gain, there was no evidence that the facilities in the shed, and effective solar gain, could not be provided elsewhere on the appellant's property.

2.6 The Inspector therefore concluded that the development harms the character and appearance of the area and therefore fails to comply with LDP Policies DM1 and DM2, and SPG advice.

2.7 The Inspector accordingly **DISMISSED** the appeal.

### **3. Recommendation/s for Consideration**

3.1 That Members note for information the appeal decision for planning application C/2024/0012 as attached at **Appendix A**.